



S. No. 5503. dated 10.9.1981

Sold to Chakrayanthe

To. W/o P.V.N. Rao... Residence... 8x16m

For Whom. Meera Industries, Hyderabad.

D. Ramchander

STAMP VENDOR,
CITY CIVIL COURT
SECUNDERABAD-A.

LEASE DEED - 6

This indenture made this 10th day of September
One thousand Nine hundred and sixty one (1981) Between the Governor
of Andhra Pradesh represented by the Additional Director,
Industries Department (hereinafter called the lessor" which
expression shall, unless excluded by or repugnant to the con-
text, be deemed to include his successors in office or repre-
sentatives) of the one part AND

M/s. Meera Industries, Plot No. 27/1 Industrial Area, Azama-
bad, Hyderabad (Hereinafter called the Lessee which expression
shall unless excluded by or repugnant to the extent be deemed
to include their successors, assigns and other representatives)
the other part.

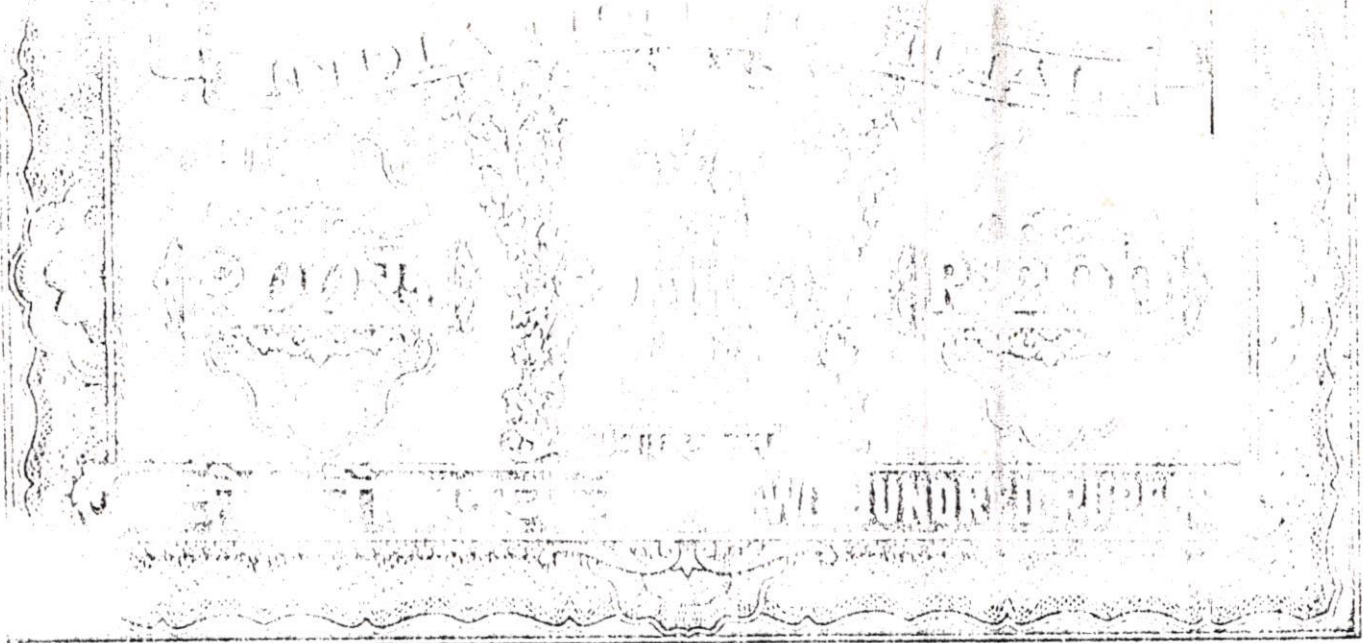
Bhishan
Additional Director
Industries Department
Andhra Pradesh Hyderabad

WHEREAS THE Government of Andhra Pradesh is the sole owner
of the piece of land bearing plot No. 27/1 of the Industrial Area,
Azamabad, Hyderabad and hereafter more fully described.

AND WHEREAS THE said piece of land is free from all incum-
brances and the Lessor is entitled to grant a lease thereof

for the term hereinafter mentioned:
Satish maha *Ramesh*

Contd... 2*



Noted for the purpose of the
Sold to Chaitanya (Pvt) Ltd.
S/o. W/o P. V. R. Reddy, Residence No. 16-27
for whom. Industries Department, Hyderabad, H. I.

D. Ramchandra
31-10-1961
CITY CIVIL COURT
HYDERABAD-4

LEASE DEED

This indenture made this 10th day of September
One thousand Nine hundred and sixty one (1961) Between the Governor
of Andhra Pradesh represented by the Additional Director,
Industries Department (hereinafter called "the lessor" which
expression shall, unless excluded by or repugnant to the con-
text, be deemed to include his successors in office or repre-
sentatives) of the one part AND

M/s. Meera Industries, Plot No. 27/1 Industrial Area, Azama-
bad, Hyderabad (Hereinafter called the Lessee which expression
shall unless excluded by or repugnant to the extent be deemed
to include their successors, assigns and other representatives)
Additional Director
Industries Department
Andhra Pradesh Hyderabad

WHEREAS THE Government of Andhra Pradesh is the sole owner
of the piece of land bearing plot No. 27/1 of the Industrial Area,
Azamabad, Hyderabad and hereafter more fully described.

AND WHEREAS THE said piece of land is free from all incum-
brances and the Lessor is entitled to grant a lease thereof

for the term hereinafter mentioned;

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100Rs.



24.2.41
to Chakravarti.
P.V.M. Rao
For Whom. Meera Sankar Das Agt

B. Ramchandra
STAMP VENDOR.
CITY CIVIL COURT
HYDERABAD-A.

- 3 -

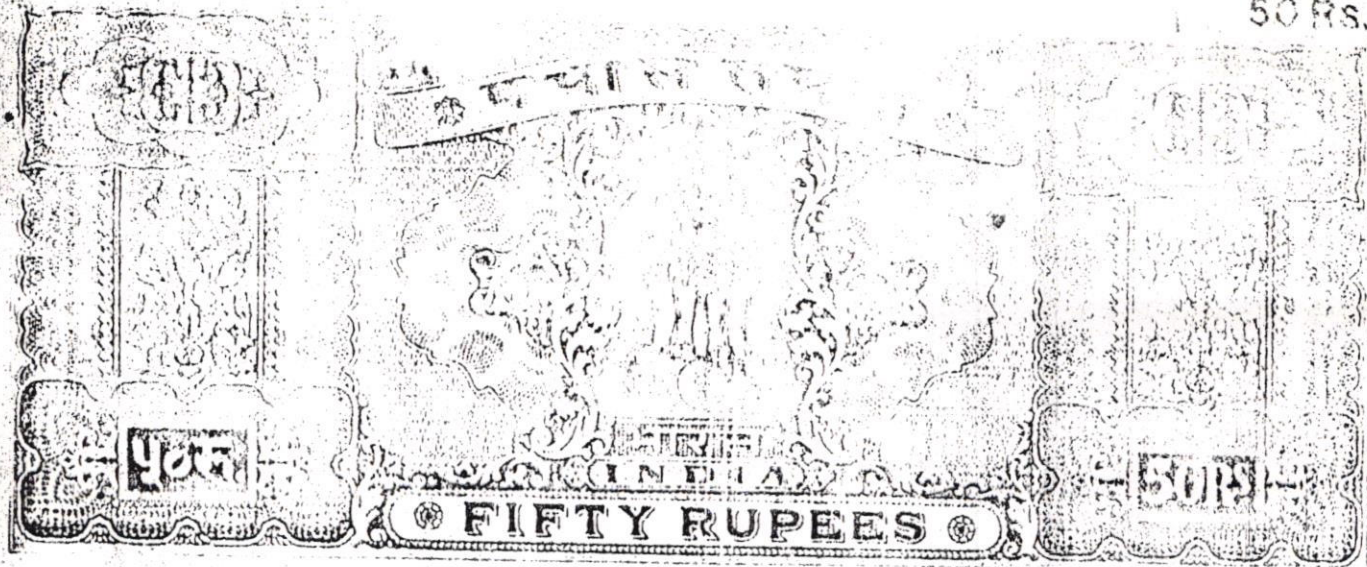
(the receipt whereof is hereby acknowledged) and in consi-
deration of the rents and covenants hereinafter reserved and
of the covenants and agreements on the part of the lessee here-
inafter contained the lessor doth hereby demise unto the
Lessee- all the piece or parcel of land situated at Azamabad,
bearing Plot No.27/1 of the Industrial Area at Azamabad,
Hyderabad more particularly described in the schedule here-
under written TOGETHER WITH THE buildings and erections
erected and built thereon. AND all rights easements and appur-
tenances belonging to the said premises to HOLD THE said pre-
mises unto the lessee for a term of 99 years commencing from
1.6.1941 corresponding to the lessee hereafter paying for the
said land plot No.27/1 during the said term the yearly rental
of Rs.1335/- clear of all deductions on the first day of every
year AND ALSO paying unto the Lessor in the event of and
immediately upon the said term being determined by re-entry
under the proviso hereinafter contained a proportionate
part of the said rent for the fraction of the current year

B. Chakravarti
Additional Director
Industries Department.
Andhra Pradesh Hyderabad

Satish Moh.
Sankar Das

THE lessee Doth Hereby
Contd.... 4*

5085.



ad 3806. St. J. L. Jones
hold in Chokwe vauke
S/o n/p F.V.M. Eze
Whom. Nwora S. Ndumofia, Hyd

A. Monchander
S. M. VINDOR,
CITY COURT
HYDERABAD-A. P.

- 4 -

COVENANT with the Lessor that the Lessee will during the said term pay at the office of the Lessor the yearly rent there before reserved upon the days and in manner aforesaid AND WILL also pay all rates, taxes, charges, assessment and outgoings now payable to or hereafter to become payable in respect of the said plot No. 27/1, Industrial Area, and any buildings for the time being standing on the said piece of land or any part thereof And the lessee hereby agrees that he will not add to or alter the said buildings and conveniences either externally or internally without the consent in writing of the Lessor which consent may either be withheld or may be given by the lessor on such terms (including the payment of enhancement or of a fine or premium by the Lessees) as the Lessor shall in his discretion think fit PROVIDED that plans, sections, elevations and specifications, of steel or reinforced concrete construction calculations) for the construction of any additional buildings and conveniences or for any intended alterations thereto which shall indicate in figures the lengths, breadths and thickness of walls floors and scantlings of timber and state the description of the materials to be used shall have

Satish Mohan
Gandhi

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from submitted to and be approved by the Lessor. And that any such addition or alteration shall be approved, that a copy of every such plan and specifications shall, if required be signed by the Lessee and delivered to the Lessor and that every such plan and specification shall be strictly adhered to except so far as sanction in writing to any deviation therefrom shall be given by the Lessor and PROVIDED THAT in making any such additions or alterations as aforesaid, all such directions, as may be given by the Lessor or his Engineer (hereinafter referred to as "the Said Engineer" which expression shall, where the context so admits, be deemed to include the Superintending Engineer and his deputy or Deputy Assistant or Assistants or any person authorised from time to time by the Lessor in this behalf) shall be promptly complied with AND PROVIDED FURTHER THAT UPON receiving notice that any additions or alterations to the said buildings and conveniences or any portion thereof are not being constructed to the satisfaction of the Lessor or the said Engineer, the Lessee will thereupon rectify the works or such portion thereof as may be necessary in accordance with such notice PROVIDED ALSO that all notices, consents and approvals to be given under this lease shall be in writing and (save as to such notices as are herein otherwise provided for) shall be signed by the Additional Director of Industries, Industries Department for the time being or his assistant as the case may be and shall such notices shall either be delivered to the Lessee or any one of them or be sent at their usual or last known place of residence or business in Hyderabad Deccan or shall be left on the premises hereby demised AND the Lessee BOTH HEREBY FURTHER COVENANT with said Lessor that the Lessee BOTH HEREBY FURTHER COVENANT WITH said Lessor that the Lessee will both in the completion of the said buildings and conveniences and at all times during the continuance of this demise observe and conform to all such rules and regulations of the Lessor or the Municipal Corporation of Hyderabad (hereinafter referred to as "the said Municipality") as may

Contd... 67

Satish Mohan
Ramesh

K. S. Srinivasulu

Additional Director
Industries Department
Hyderabad

be in force for the time being relating to buildings AND WILL
 MAKE all drains in the said premises to the satisfaction of the
 Lessor and the said Municipality and the Chief Inspector of a
 Factories of the Government of Andhra Pradesh and lead all such
 drains into any drains or sewer which may be hereafter construc-
 ted in any ~~directed~~ street adjoining the said premises accord-
 ing as they may be directed by the Lessor or the said Municipality
 and the said Chief Inspector of Factories arrange at his own
 cost to dispose of such of the factory refuse as may not be allow-
 ed to be drained into the Public drains and the Lessee DOETH
 HERBY FURTHER COVENANT with the Lessor that the Lessee will at
 his own expense paint and keep in repair the drains sewers
 and gutters leading from the said buildings and premises in accor-
 dance with the law relating to factories in force in the state of
 Andhra Pradesh and the law in force relating to the Municipal
 Corporation, Hyderabad city for the time being the force without
 requiring any notice in that behalf from the lessor or any other
 person or persons whomsoever AND ALSO will THROUGHOUT THE SAID
 TERM HERBY GRANTED AT his own expenses when need shall require
 and whether called upon by the lessor so to do or not well and
 substantially repair support pay cleanse and keep in good and
 substantial repair (including all usual and necessary internal
 and external paintings colour and white washing) to the satisfac-
 tion of the Lessor or the said Engineer the said premises and
 buildings and the walls, pavements, drains and fences thereunto
 PROVIDED ALWAYS THAT if the lessee shall not within 15 days
 after called upon so to do by the Lessor commence and proceed
 diligently with the execution of the repairs and works mentioned
 in such notice it shall be lawful for the Lessor to enter in
 upon the demised premises and execute such repairs and works
 and the costs thereof shall be a debt due from the Lessee to the
 Lessor and forthwith recoverable as arrears of land revenue and the
 Lessee DOETH HERBY FURTHER COVENANT WITH the Lessor that the

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S. K. Chandra
 Additional Director

Industries Department
 Hyderabad

Satish Mohan
P. S. S. S.

7

Lessee will let and at all times during the continuance of this demise keep open and unbuilt upon the land and ground indicated by the colour (RED) on the plan hereto annexed and also will at all times keep such open land and ground in a clean and tidy condition AND also will permit the Lessor or his officers and all workmen or others employed by him or them at any time when occasion shall require during the term hereby granted in the day after twenty four hours previous notice to enter into and upon the said demised premises and the buildings thereon to view the conditions thereof and of all defects and wants of repair there found to give or leave notice in writing on or at the said premises for the said lessee to repair the same within three calendar months next after such notice within which said time the said lessee will repair and make good all such defects and wants of repair as aforesaid to the satisfaction in all respects of the Lessor or the said Engineer AND ALSO will not cut or main any of the principal walls of the ~~buildings~~ buildings for the time being on any part of the piece of ground hereby demised or make or permit to be made any alterations in or additions to the said buildings either externally and or internally or in the architectural designs or decoration thereof without the previous consent in writing of the Lessor for that purpose first had and previously contained in writing and ALSO will not without the previous consent in writing of the Lessor use of or permit the said premises or any part thereof to be used for any purpose whatsoever other than.

P. K. Chandra
Additional Director
Industries Department,
Andhra Pradesh Hyderabad
AND ALSO THE lessee will not do or cause, suffer to be done upon the said premises any act which shall in the judgement of the Lessor be or grow to be a nuisance or a disparagement annoyance or inconvenience to the Lessor or to the Lessees or tenants of any neighbouring premises and the said lessee BOTH HEREBY FURTHER covenant with the Lessor that the Lessee will not at any time during the continuance of this demise affix or display or permit to be affixed or displayed on the said demised premises or on any part thereof or on the roof or external wall of any buildings or erection for the time being thereon any signboards, skysigns or

Satish Mohan
Handwritten signature
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of advertisements painted or otherwise on any permanent or temporary attachment to any such roof or external wall of the like character unless the consent in writing of the Lessor shall have previously been obtained and unless any such signboard, skysign or advertisement or permanent or temporary attachment shall have been previously approved by the Lessor or the said Engineer AND the said Lessee, WITH HEREBY FURTHER COVENANT WITH THE Lessor that the lessee will throughout the said term keep all the every building or buildings, already erected or which may be erected on the said land excluding foundations and plinth insured in the Joint names of the lessor and of the less to the full insurable value thereof against loss or damage by fire in some insurance office to be approved of by the Lessor for the time being and when thereunto required will produce the current year's receipt for the premium of such insurance to them or him and ALSO will as often as the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire & lay out under the direction of the said Engineer shall the moneys shall which shall be received by virtue of any such insurance in re-building or repairing the premises so destroyed or damaged AND if such moneys shall not be sufficient for re-building and reinstating the same, the lessee will at his own costs rebuild or reinstate the said buildings under the direction and to the satisfaction of the Lessor or AND whenever during the said term the said buildings or any part thereof, respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will re-instate the same under the direction and with the approval of the Lessor and will continue to pay the rent hereby reserved as if no ~~such~~ such destruction or damage by fire hurricane or otherwise has happened AND also will at the expiration or sooner determination of the said term (subject to the proviso hereinafter contained entitling the Lessee to remove the buildings standing on the demised land in the event hereinafter mentioned) quietly deliver unto the Lessor the said demised premises together with all buildings and erections which shall have been built thereon during the said term in such good

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and substantial repair and maintenance to be maintained, saved and conserved as aforesaid and in all respects in such state and conditions shall be consistent with the performance of the several covenants hereinbefore contained AND THAT it is hereby agreed that the sub-lease or sub-letting or assignment of the demised premises or any portion thereof by the Lessee are totally prohibited during the demise. It ~~being~~ being clearly understood that any default on the part of the lessee in these respects will entitle the lessor to determine the lease and re-enter upon the land and take possession of the buildings constructed by the Lessee and that the lessee or the un-authorized sub-lessees shall not be entitled to any or compensation towards amounts spent by them either on improving the plot or on structures etc., in case of such determination of the lease.

And it is hereby agreed that the lessee during this demise may mortgage the demised premises together with the lease hold right of the plot to the banks for financial assistance with the prior approval of the Director of Industries in writing.

PROVIDED ALWAYS AND IT IS HEREBY AGREED THAT whenever any part of the rent hereby reserved shall be in arrear for the space of 90 days whether the same shall have been legally or ~~formally~~ formally demanded or not and also if and whenever there shall be a breach of any of the covenants by Lessee within contained

the Lessor may re-enter upon the said premises or any part thereof and immediately thereupon this demise and all rights of the said Lessee hereunder shall absolutely determine and the Lessor DOETH HEREBY COVENANT with the Lessee that the Lessee performing and observing all the covenants hereinbefore contained pay hold and enjoy the said premises during the said term without any interruption by the Lessor or any person said to be claiming under him Provided always and it is hereby agreed that the Lessee will start the Industry for which the said premises have been leased namely within six months from the execution of this lease deed it being clearly understood that any default on the part of the Lessee in

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this respect will entitle the Lessor to determine the Lessee and re-enter upon the land on take possession of the buildings constructed by the Lessee AND it is hereby agreed and declared that the Lessee will pay the enhanced premium and annual rents of the plots in the Industrial Area, Azamabad, Hyderabad. IT IS HEREBY AGREED AND DECLARED by and between the said parties to these presents that the said lessee shall be at liberty during the last three months of the term hereby granted provided he shall have observed and performed all the covenants and conditions herein contained and on that part of the Lessee to be observed and performed to remove at his own expense in all respects the buildings erected by him upon the demised premises on the express condition which is hereby agreed to on the part of the said Lessee that such removal is completed and the ground cleared, levelled and restored to a good state and condition to the satisfaction of the lessor before the expiration of the term hereby granted PROVIDED LASTLY AND IT IS HEREBY AGREED AND DECLARED THAT the Lessor and other Lessees tenants and employees if duly authorised by him to the do so shall be at liberty at all times from time to time hereafter to make constructed and use Railway Sidings and G. Tramways and to construct any building of every description whether warehouses, factories, foundaries or otherwise on the surrounding lands and either in such buildings or otherwise to manufacture store handle in garble and deal with goods and produce of every description whether mineral, vegetable or otherwise and to carry on any business connected with or incidental thereto their trade of the City of Hyderabad or manufactures or commerce thereof and shall also be at the liberty to alter or raise the height of any buildings on the said surrounding lands notwithstanding that by reason of any of the matters above referred to or any nuisance or annoyance arising therefrom the light and air of the view or prospect or the convenience or comfort now or hereafter erected thereon may be affected AND NO claim whatever by way of compensation shall be made in respect of any such matters IN WITNESS WHEREOF THE lessor and the Lessee have hereunto set

Sd/-
Sd/-

Contd... 10*

Additional Director
Industrial Department
Hyderabad

their hands and seals, the day and year first above written.

The Scheduled above referred to
all that piece of land containing by admeasurement
3317 Sq. Yds. Acres of thereabouts bearing
plot No. 27/1 in the Industrial Area, Azamabad, Hyderabad
and bounded on the North by ^{Public road and RTC quarters} Plot No. 26/2 leased to Vishwajit Coatings
West by Plot No. 26/2 leased to Vishwajit Coatings
South by Public road and RTC workshop East by Plot No. 27/2 leased to
M/S. Sham Eng. Corpn.

Signed and delivered by the Lessor represented by
the Additional Director of Industries in Industries
Department in the presence of

1. C. R. Devaran
Additional Director
Industries Department
Andhra Pradesh Hyderabad

B. S. Jaganmouli
Additional Director
Industries Department
Andhra Pradesh Hyderabad

2. M. M. S. S. S. S.
By Director Industries
Twin Cities, Hyderabad.

Signed and Delivered by the Lessee in presence of:
For Meera Industries.

1. Satish Mohan
2. Meera
3. Partnes

Witness:-

1. Chakravarthy
2. C. P. A. Chakravarthy
3. A. V. S. S. S. S. Supdt. (DAA)
4.
5.
6.